

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION**

May 9, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, May 9, 2023, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Popova, Vice-Chair Kobata, Commissioners Foster, Jackson, Robinson, Smith

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Associate Planner Alison Hodgkin, Associate Planner Kelsey Gunter, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdraws, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of April 25, 2023

On motion by Commissioner Foster, seconded by Commissioner Robinson to approve the consent items and carried by the following vote:

AYES: Foster, Jackson, Kobata, Popova, Robinson, Smith
NAYES: None
ABSTAIN: None
ABSENT: None

PUBLIC HEARING

2. Modification of Use Permit for Massage Establishment, AP-23-0015 (UP)

A public hearing request to modify the Use Permit approval originally granted by the Planning Commission on December 13, 2022, in Resolution No. 10210 (AP-22-0103 (UP)) allowing a massage therapy establishment within an existing 800 square-foot (sq. ft.) commercial space. The 800 sq. ft. commercial space is within an existing multi-tenant building located at 3815 Railroad Avenue. The property is in the CN (Neighborhood Commercial) District. Assessor's Parcel Number: 088-072-068.

Associate Planner Alison Hodgkin gave a presentation.

Richard Mao spoke on behalf of the project.

Chair Popova opened the public hearing.

There being no one to speak, Chair Robinson closed the public hearing.

On motion by Commissioner Smith to approve the modification to the Use Permit approval originally granted by the Planning Commission on December 13, 2022, allowing a massage therapy establishment within an existing 800 square-foot (sq. ft.) commercial space located at 3815 Railroad Avenue, Resolution No. 10210 (AP-22-0103 (UP)), seconded by Commissioner Foster and carried by the following vote:

AYES: Foster, Jackson, Kobata, Popova, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: None

Commissioner Foster recused herself and left the dais due to a possible conflict of interest and/or real property pertaining to Item #3

3. Resolution Recommending City Council adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburgh Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ).

A public hearing requesting for recommendation to the City Council for adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburgh Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law.

Mitali Ganguly with Opticos Designs gave a presentation.

Chair Popova opened the public hearing.

Public comment was received by the following:

Sarah Foster, Pittsburgh resident.

There being no one to speak further on the item, Chair Popova closed the public hearing.

On motion by Commissioner Robison for a recommendation to the City Council to adopt an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburgh Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ), seconded by Commissioner Smith and carried by the following vote:

AYES: Jackson, Kobata, Popova, Robinson, Smith
NAYES: None
ABSTAIN: None
ABSENT: Foster [Recused]

Commissioner Foster returned to the dais.

ZONING ADMINISTRATOR REPORTS

4. The Zoning Administrator submitted one notice of intent to exercise delegated design review authority for: 1) This is an application filed by Lauren Richman on behalf of Stratus requesting Administrative Design Review proposing to modify the exterior façade. The proposed façade modifications include a change in the color of the exterior awnings, and the installation of new window striping, consistent with the colors of the future tenants (BMO Harris Bank) branded institution.

COMMISSION CONSIDERATIONS

There were no commission considerations.

STAFF COMMUNICATIONS

Secretary Funderburg provided information materials and discussed the tentative schedule for upcoming meetings.

One (1) item tentatively being presented at special meeting on the May 16, 2023, meeting:

1. Housing Element - The City of Pittsburgh's Housing Element is part of the City's General Plan and lays out a blueprint for how the City will meet its housing goals. At its core, a Housing Element is an opportunity for community members and policy makers to address local housing challenges and find solutions. It contains detailed information on local housing needs, existing resources and constraints, and an inventory of sites that are suitable for the new housing. Under State law, each jurisdiction in California must update their Housing Element every eight years. The City is updating its Housing Element for the 2023-2031 cycle.

Two (2) items tentatively being presented at the May 23, 2023, meeting:

1. Harbor Street Painting - Design Review for Harbor Street Painting and this is for a new home improvement business contractors business to construct three (3), premanufactured warehouse structures (4,200 square feet total) on two vacant parcels located at 1000 Harbor Street.

2. Massage Establishment – Use Permit to establish a Massage Business within an existing building located at 1901 Railroad Avenue, Pittsburg, CA. The proposed business will lease out the existing tenant space, Unit “A”, within the existing multitenant building. The proposed business would operate between the hours of 8:00 AM – 8:00 PM, 7 days per week. The proposed use will utilize the parking lot on the project site and there is public parking available in the vicinity.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 9:09 p.m. to May 16, 2023.

Respectfully Submitted,



John Funderburg, Secretary